

MINUTES
FRUIT HEIGHTS CITY
PLANNING COMMISSION MEETING
910 South Mountain Road
August 23, 2016

REGULAR MEETING

PLANNING COMMISSIONERS PRESENT: Commissioners Sam Brady and Chairman Curtis Tanner and City Council Member Diane Anderson were all present. Commissioners Chris Martineau and Paul Wood were excused. Commissioner Susan Hunt arrived late.

STAFF PRESENT: City Manager Brandon Green, City Planner Jeff Oyler and Recording Secretary Kelli Rollins were present.

VISITORS:

REGULAR MEETING

The Planning Commission meeting was called to order by Chairman Curtis Tanner at 7:01pm. The Pledge of Allegiance was recited and Commissioner Curtis Tanner gave a prayer for the opening ceremony.

1. APPROVAL OF MINUTES FROM PREVIOUS MEETING:

Commissioner Sam Brady made a motion to approve the minutes from June 28, 2016. The motion was seconded by Chairman Curtis Tanner and it was unanimously approved.

2. ITEMS FROM THE PUBLIC:

There was nothing presented from the public.

3. NEW BUSINESS:

There was not any New Business presented.

4. OLD BUSINESS:

a. Update & Discussion Regarding Rock Loft Estates Development.

City Planner Jeff Oyler updated the Planning Commission on the two issues that the City Staff, Developer and other third parties are working on regarding the Rock Loft Estates. The first issue is the geotechnical issues. He explained that the developer did a report that the City forwarded on to the City's Geotechnologist. He reviewed it and returned it to the City Staff with 4-5 different concerns. The City Staff has given the report to the developer and met to discuss the issues. Most of the concerns centered around the suggested plats on the Northwest of the development. There are slopes issues and at least one suggested lot is unbuildable. Another area of concern is some of the lots on the Northeast where there is a slide area and will require a berm to be built. The grade of the proposed road is also a concern.

Commissioner Susan Hunt arrived at the meeting at 7:17.

Commissioner Sam Brady stated that all the lots on the west side of the development need to be carefully looked up. City Planner Jeff Oyler stressed that is why the City Staff and developer are using 3 different geotech engineers looking at this. He also mentioned that all the recommendations will be printed on the plat. The retaining walls will only be done by the developer and not any of the residents. Commissioner Brady requested a summary of the all the recommendations received from the geo tech. He also stated that he would make the recommendations should all be made requirements. Commissioner Brady also asked that the City take the time to test the changes such as berms and retaining walls. Commissioner Sam Brady asked about the electrical tower and the question was answered that it would be staying.

The second issue that the City Staff and the developer are concerned with is the secondary water. The City has met with Weber Basin and Hights Creek about the possibility of allowing a pumping station directly off the aqueduct. Weber Basin agreed that the pumping station could be installed but that it can only be operated and maintained by Hights Creek. The Planning Commission discussed the need for a water tank or reservoir on the forest service property. The Planning Commission also discussed who would pay for the changes that are needed to make this development work and also who would be liable for the changes. City Planner Jeff Oyler reminded the planning commission that all of this is still in the very beginning of plans. Hights Creek has not even agreed to operate and maintain any pumping station. The next steps are up to the developer and Hights Creek.

The Planning Commission asked some questions about the slope of the proposed road which cannot be over 12% and having to bridge over the aqueduct it is currently at about 16%. They also asked how many proposed lots there were and it was estimated to be about 53 lots. Commissioner Sam Brady wanted to know if the City was prepared to deny approval for this development if the conditions were not met. City Planner Jeff Oyler does not foresee it coming to that point. He believes all the issues are minor and can be resolved. He reminded them that the City's SLEDs ordinance was put into place to protect future residents, current residents and the City. Commissioner Sam Brady again expressed his opinion that no houses should be built on the west side and no houses should be built on the east side near the slide area.

City Planner Jeff Oyler agreed to have the City's Geotechnical Engineer come in and talk to the Planning Commission before anything is brought to them for approval.

Commissioner Curtis Tanner expressed appreciation to the City Staff for the work they did for the Tour of Utah.

5. UPCOMING CALENDAR EVENTS:

6. REPORTS:

A. City Manager- Brandon Green

B. Planner- Jeff Oyler


7. ADJOURNMENT:

Commissioner Sam Brady made a motion to adjourn and it was seconded by Commissioner Susan Hunt. It was agreed upon unanimously and the Planning Commission Meeting was adjourned at 7:47 pm.

August 23, 2016

I HEREBY CERTIFY that the foregoing is a true, accurate and complete record of the Fruit Heights City Planning Commission meeting held August 23, 2016.

Not approved until signed

A handwritten signature in cursive script, appearing to read "Kelli Rollins", written over a horizontal line.

Kelli Rollins
Recording Secretary

Date Approved by the Planning Commission: Sept. 27, 2016